



westmont.illinois.gov

Community Development Department

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6250 Fax: 630-968-8610

NOTICE

REGULAR MEETING

**Economic Development Committee
WEDNESDAY, August 1, 2012 • 9:00 A.M.**

Village Hall Executive Session Room
31 W. Quincy Street



westmont.illinois.gov

Community Development Department

31 West Quincy Street • Westmont, Illinois 60559
Tel: 630-981-6250 Fax: 630-968-8610

AGENDA

Regular Meeting
Economic Development Committee
Wednesday, August 1, 2012, 9:00 A.M.

Village Hall Executive Session Room
31 W. Quincy Street

Call to order

Roll Call

Pledge of Allegiance

Minutes

Old Business

New Business

1. Proposed Animal Hospital at 115 E. Ogden Avenue
2. Urban Legend Brewing Company discussion
3. Muddy's Theater project at 25 S. Cass Avenue

Other Information

Project Updates

Adjourn



MINUTES

Village of Westmont
Economic Development Committee
WEDNESDAY, May 2, 2012 • 9:00 A.M.
Westmont Village Hall, Executive Board Room
31 West Quincy Street, Westmont, IL

Call to Order:

Chairman, Bob Scott called the meeting to order.

Roll Call:

William Rahn, Mayor – Absent
Bob Scott, Chairman – Present
Susann Senicka, Trustee/Chairperson – Present
Nancy Martens, Citizen Representative – Present
Virginia Szymiski, Village Clerk/Co-Chair – Present
Ron Searl, Village Manager – Absent
Corinne Beller, Citizen Representative – Present
Frank Brady, Business/Resident Representative – Absent
Larry Forssberg, Chamber Executive Director – Absent
Craig Grember, Citizen Representative – Present
Steve May, Public Works Director – Present
Shannon Malik, Community Development Director – Present
Gregg Pill, Business/Resident Representative – Present
Bob Fleck, Landscape Architect – Absent
Thomas Mulhearn, Police Chief – Absent
Jill Ziegler, Village Planner – Present
Karen Remkus, Administrative Assistant – Present

Pledge of Allegiance:

Minutes:

The Minutes from the February 1, 2012 meeting were reviewed. A motion was made to accept the minutes and was approved.

Old Business:

New Business:

Single Family Residence at 15 E. Quincy Street – The property is comprised of a lot and an adjacent 17' strip. The home is on a 50' x 100' lot zoned B-1 Limited Business District and the 17' x 200' strip is zoned R-3 single family residence district. It was sold

as a single family home and can continue as a single family home based on staff discussion with the Village Attorney. The interior had been gutted and a second unit cannot go back in on the second floor. A garage and rear second floor exit had been removed for safety reasons.

Kevin Cascone, the owner of the property, would like to do additional improvements. He has taken out permits for a roof and an electrical service upgrade. He submitted new drawings for interior remodeling and building and electric permits were issued. A garage and new stairway with deck would need variances due to the non-conforming use. Kevin would like to rezone the property to R-3 so the non-conformity would go away.

Kevin Cascone has been doing some research on the building as it is one of the older buildings in town. He has dated it around 1919. There is an inside stairway from the first to second floor. The ceiling height over the stairway is only 6'8". The garage had been sitting on both lots and he would like to use the same foundation for the new garage.

He is changing two interior door openings and putting in new walls on the first floor. The kitchen sink on the second floor has been there since the 1920's. There is 2,400 square feet in total. There is a huge concrete refrigerator located in the basement. A new water meter, a new gas meter, and 200 amp service have been installed so the utilities are good. The walls are 2" x 6" and new insulation will be installed. There is a sunroom on the front of the house which acts like a sound barrier for any train noise. The roof repairs have been completed.

Comments

The TIF District study for the Central Business District showed this property should remain in the B-1 zoning district.

The second story deck and outside stairway is not necessary and could make it easy to convert to a 2-unit building.

Is the stairway useable as it is with a 6' 8" ceiling height over the stairway? He can't do a new stairway, but does technically have access.

Staff is hesitant to change the zoning which would limit the depth of potential redevelopment from Cass Ave., especially given that the comprehensive plan rewrite is underway.

The electric meter is a dual meter replacing what was there previously.

The house has unique architecture. The applicant can live in the home, but would need a variance for a garage. It cannot straddle the lot line.

There is a concern that the replacement of the garage on the existing foundation wouldn't be structurally possible according to code.

Motion made to accept rezoning. Motion denied.

Motion to consider the variance for the construction of a garage. Motion denied.

Motion to consider the deck and stairs. Motion denied.

Westmont Café at the Train Station – Dan and Jolene Ryan presented their proposal for the Westmont Café. Jolene has previous experience with coffee shop/cafes and is presently working at the Aurora train station. They feel a coffee shop at the train station would be a nice benefit to the commuters. It would be a high quality, self-service format. Commuters could pour their own coffee, cappuccino, and get pastries and purchase it at the last minute. They would like to have some seating so that customers could view the train through the window. It would be cafeteria style and customers would pay at the cash register at the door. There are 1,200 commuters a day that take the train, including those using the Pace bus and people walking. Standard Market may possibly supply the bakery goods.

They have talked to the DuPage County Health Department, and also had a discussion with an architect and have gotten preliminary figures. They would like to contact the architect used for the renovation of the train station and possibly use their services if there are no objections.

There would be competition from across the street at Brewed Awakening, but they feel there would be plenty of business for both. They would like to open before the first commuter train stops at 4:30 a.m.

Comments

There are concerns about accessibility as there is a stairway above and below the entrance of the rental space and the Village is checking with the State.

The ticket agent opens the train station at 5:00 a.m. and closes the building by 2:00 p.m.

Brewed Awakening has a core customer base that probably won't change.

It was recommended that the applicants put in a customer bathroom. There was a concern that there was no floor drain. Upon looking for a floor drain, one was found with carpeting over it in the closet.

What kind of use can go in that space as it's a tiny space and uniquely shaped?

Using a pro-business mentality this would be a perfect fit. Competition is good, but the Village could lose both businesses if there wasn't enough total customers and coffee business.

Motion was made to accept. Motion was passed.

Project Updates:

Bakersfield Restaurant opened May 1. Employees are parking on Blackhawk Drive. They were hoping to make an agreement with the Park District to use the parking lot at Plaza and Blackhawk Drive. They may shift employee parking with Standard Market at opposite times of the day.

We have received a Pets Supply Plus petition to move from their Ogden Ave. location and build a new store at the old Fuller's Car Wash.

Play it Again Sports opened April 30.

O'Reilly Auto Parts is opening in the old Blockbuster building at 220 W. Ogden Ave and are obtaining permits for the buildout.

Bill Gust of Westmont Yard has been issued permits for the restaurant, Canyons, a small burger chain from the west. It will be located at 243 W. 63rd St. in one of the retail spaces at Westmont Yard.

Bluestone has not returned calls on the status of the Medical Center at 725 Pasquinelli Drive although marketing signage is up.

The Brickyard building – Mark Butler, James and Associates is having a hard time getting a restaurant to move into that space and is considering other alternatives.

Bob Cynowa and Mia Curtiss both want to apply for a Development and Façade Grant for 143 S. Cass Ave. so that the work can continue on the building exterior. We are trying to work with them to facilitate a co-application to maximize the grant opportunity.

The sports memorabilia store moved out of the building at 25 S. Cass Ave. The developers of the theater have completed a plan and have an agreement on the financing. The theater could hold 200 people. One concern may be the parking variance cash in lieu amount which could cost \$130,000. They will be coming to the board to request a variance. The theater could be a good place for Chamber activities.

The recording studio did not put earnest money down on 203 N. Cass Ave. and Kay Clay purchased the building instead for dance apparel and classes.

A seafood restaurant may be taking the space where Guava Restaurant was previously at 800 E. Ogden Avenue.

The Wilson Building at 350 E. Ogden Avenue may have a fitness center with a personal trainer, life coach, and small group classes in a 3,000 sq. ft. space on the first floor.

Charter One Fitness moved from Westmont Village Shopping Center to Willowbrook.

Bill Kalafut would like to join the Economic Development Committee.

Adjourn:

Motion was made to adjourn the meeting at 10:32 a.m. Motion was passed.

Future Meeting Date and Time

The upcoming EDC meeting will be held on Wednesday, June 6, 2012 at the Village Hall.



630 | 964-3117 tel/fax
www.wolfpackdg.com
2510 Maple Ave., Downers Grove, IL 60515

Civil Engineering • Construction Management

Project Entitlements • Stormwater Management

June 19, 2012

Ms. Shannon Malik, AICP
Community Development Director
Village of Westmont
31 West Quincy Street
Westmont, IL. 60559

**RE: PROPOSED ANIMAL HOSPITAL
115 EAST OGDEN AVE.
WESTMONT, IL**

Dear MS. Malik,

On behalf of PFS Partners, LLC please see attached concept plan for re-development of 115 E. Ogden. I have additionally included an exhibit for your convenience of a plan that we were provided for the proposed adjacent Pet Supplies Plus. It is my understanding that an animal hospital requires a special use permit and as noted under Appendix A, Section 7.03 buildings and outdoor uses are required to be 100 feet from the residential district. It is my understanding also that a variance to the same requirement was granted to Pet Supplies Plus.

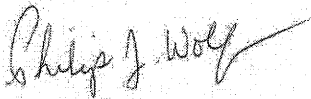
As you can see on the attached plan 12004 Concept A O41112.pdf we have considered the potential impact of the proposed exterior dog walk areas and placed them between buildings to minimize any impact to adjacent residential properties. We have previously met with Pet Supplies Plus and discussed potentially working together. While the property is not currently under contract with Deluxe Inn Motel we have met to discuss purchasing the property.

I have attached some photos of other animal hospitals owned and operated by members of the same group. Both the Naperville and Wheaton facility are in close proximity to residential properties. As you can see on the photos PFS partners builds a quality facility. We will soon be breaking ground on a new hospital in south Naperville, striving to achieve a LEED rating. We are currently also working on preparation of a concept floor plan for the attached site plan that would help to confirm that the site plan is in compliance with the Villages parking ordinance. The plan will include some kennels and overnight boarding of animals. It is important to animal owners that there their pets are able to get outside for a little fresh air and exercise. The staff is very aware of the potential for barking dogs to create unhappy neighbors and closely manages outdoor activities.

Prior to incurring substantial additional cost for engineering, architectural design, stormwater design and other permitting PFS Partners would like to identify as many design constraints as possible and confirm to the greatest extent possible that any required variances can be supported by the Village. Please advise if you would like any additional information to be provided in order to be placed on the agenda.

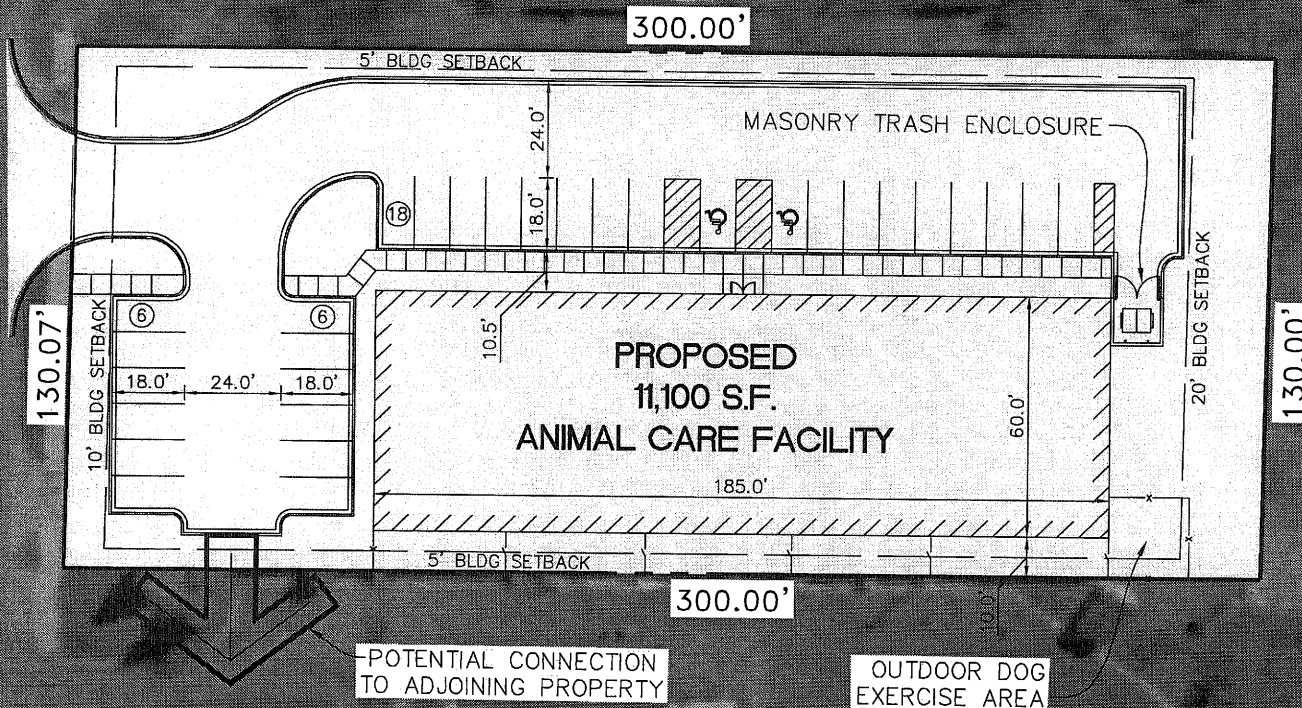
Sincerely,

WOLF PACK

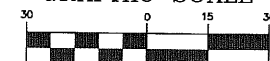
A handwritten signature in dark ink, appearing to read "Philip J. Wolf", with a stylized flourish at the end.

Philip Wolf, P.E., LEED®AP
Owner

OGDEN AVENUE



GRAPHIC SCALE



(IN FEET)
1 inch = 30 ft.

SITE DEVELOPMENT SUMMARY

SITE AREA = 0.895± AC

BUILDING AREA = 11,100 S.F.

PARKING PROVIDED = 30 SPACES

HANDICAP PARKING PROVIDED = 2 SPACES

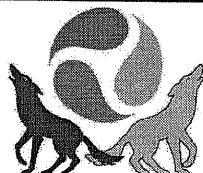
PARKING RATIO = 2.7 SPACES / 1,000 S.F.



CIVIL ENGINEERS - PLANNERS - DEVELOPMENT CONSULTANTS

CivWORKS
Consulting, LLC

2837 W. LYNDALE, UNIT 1A
CHICAGO, ILLINOIS 60647
Ph: (312) 637-9570
Fax: (312) 637-9454
E-mail: info@civworks.com
Web: www.civworks.com



Wolf Pack
SUSTAINABLE
Land Development Services

630 | 964-3117 tel
630 | 935-0847 cell
pwolf13@gmail.com
2510 Maple Avenue
Downers Grove, IL 60515

115 E. OGDEN AVENUE

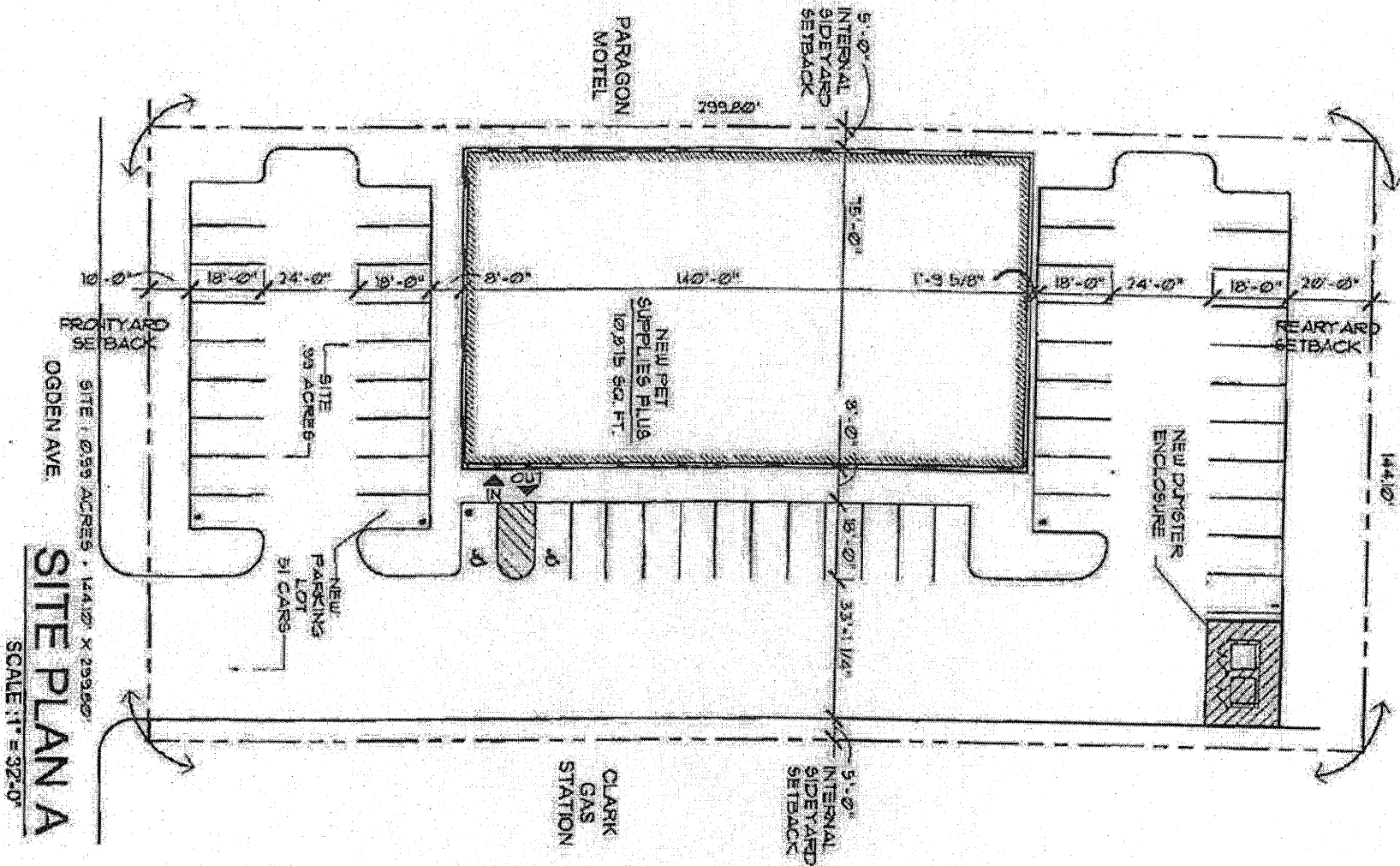
WESTMONT, IL

SITE CONCEPT PLAN "A"

DRAWN BY:
OP

DATE:
04/11/2012

PROJECT #:
12004



SITE PLAN A

SCALE: 1" = 32'-0"

SITE PLAN

DRAWING NUMBER:

SR-A 121211

DATE	REVISION
01/11/11	01/11/11

PET SUPPLIES "PLUS"



David Ports
Architect Inc

3554 BRECKSVILLE RD
SUITE 500
RICHFIELD, OHIO 44265
P. 330.659.4422
F. 330.659.4422
www.davidports.com

Google

To see all the details that are visible on the screen, use the "Print" link next to the map.

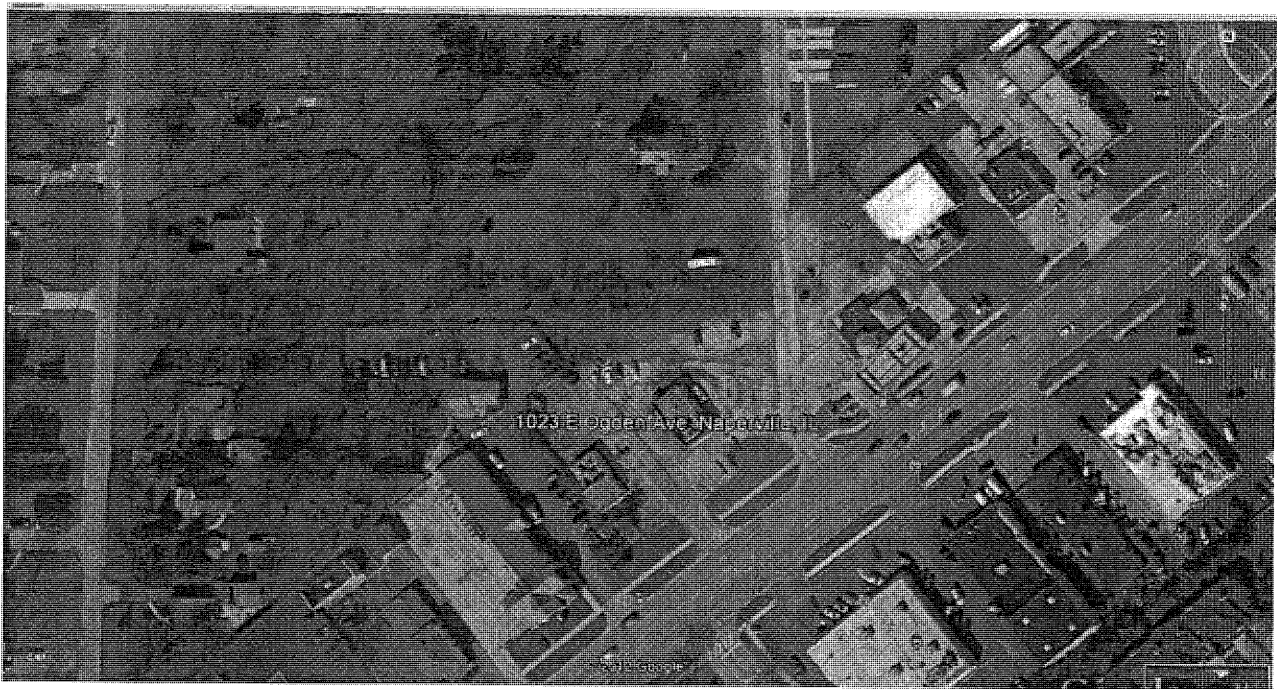




ELMHURST ANIMAL CLINIC - 850 S. Riverside Drive, Elmhurst



NAPERVILLE ANIMAL CLINIC - 1023 E. Ogden Ave. Naperville





WHEATON ANIMAL CLINIC - 266 Roosevelt Road, Glen Ellyn





Shannon Malik <smalik@westmont.il.gov>

EDC Agenda Request

Urban Legend Brewing Company <greatbeer@urbanlegendbrewing.com>

Tue, Jul 24, 2012 at 9:24 AM

To: smalik@westmont.il.gov

Cc: Urban Legend Brewing Company <greatbeer@urbanlegendbrewing.com>

Shannon,

As we discussed, I would like to appear on the agenda for the August 1, 2012 EDC meeting to discuss my proposal to open a microbrewery in Westmont. The proposed project will be a 3.5 barrel brewery with an associated "tasting room". The brewery will initially be capable of producing up to 1750 per year. Most of the beer produced will be distributed to retail outlets such as bars, restaurants, grocery stores and liquor stores.

However, a portion will be sold through our tasting room by the pint. We will also offer growler fills and bottle sales through the tasting room. And we may offer limited food at the tasting room that would be prepared by an off-site vendor (preferably a local restaurant) and catered to the tasting room. Being able to sell our products through a tasting room is a critical to the success of the business and the business will not be able to survive in the early years without having that capability. We would like to locate the project in either the TY Warner or 61st and Vandustrial manufacturing ("M") districts. One reason for locating in one of those two areas is that the business is truly a manufacturing facility.

For reference, a barrel is equal to 31 US gallons; a growler is a 1/2 gallon glass container that is filled, capped and sealed for carry out.

Please let me know if there is any further information you need from me prior to the meeting. I look forward to meeting with the committee on August 1, 2012.

Tim Hoerman



"For the Love of Beer"

greatbeer@urbanlegendbrewing.com

www.urbanlegendbrewing.com



Jill Ziegler <jziegler@westmont.il.gov>

Westmont Theater Picture

1 message

Keith and Holly Erickson <ericksonkh@yahoo.com>

Wed, Jul 11, 2012 at 4:32 PM

Reply-To: Keith and Holly Erickson <ericksonkh@yahoo.com>

To: "smalik@westmont.il.gov" <smalik@westmont.il.gov>, Jill Ziegler <jziegler@westmont.il.gov>

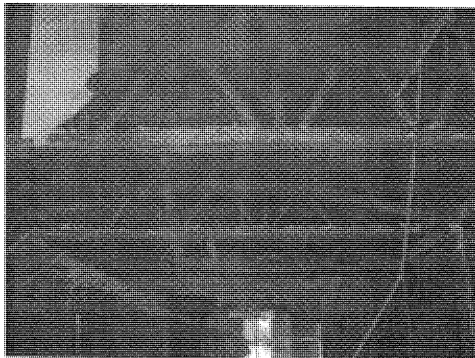
Shannon & Jill,

The demo is still going on inside the space, but I was able to get into the building with the contractor today to take the attached picture. The picture is taken from a point about half-way through the building. Cass is behind - this is looking from the lobby area toward the stage area. The rectangular space in the bricks seems to be where the old theater screen would have been for films - this will mark the border between the performance area & backstage. The bricks need to be sand-blasted & the ceiling beams cleaned up, but I hope that this gives you an idea of the potential that the space has for a great theater.

Regards,

Keith

Keith Erickson
Westmont Theater Project
630-725-9518

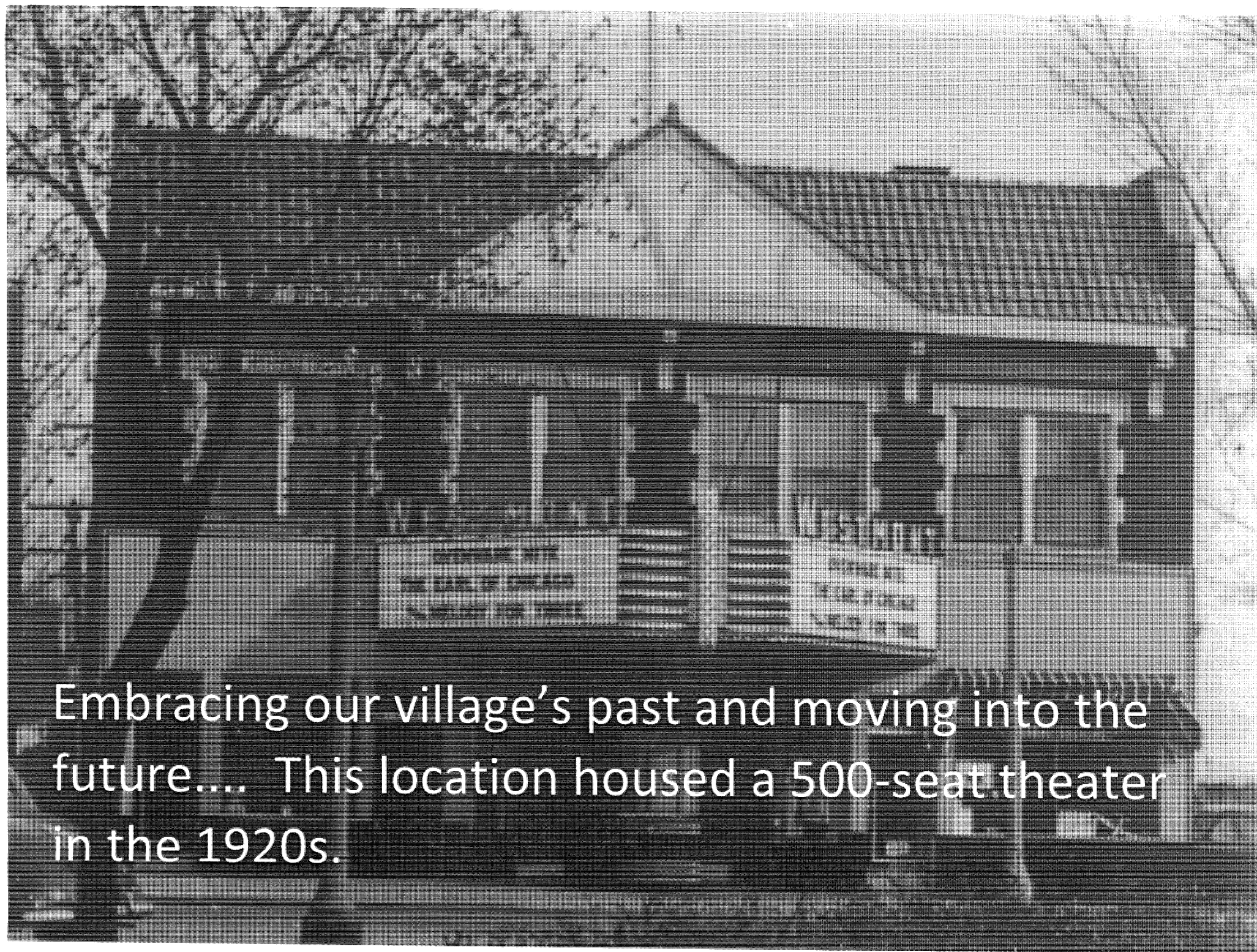


July 2012 172.JPG
5576K

Westmont Theater Update

Keith Erickson – July 9, 2012





Embracing our village's past and moving into the future.... This location housed a 500-seat theater in the 1920s.

New Information Since EDC Meeting

- Hangar-style roof with wood cross-beams & exposed brick walls are beautiful, but may not have the r-value for current building code (potential additional cost of \$60K)
- Reproducing the marquee as it used to be would cost \$80-\$100K
- Banks have a strong dislike for start-up businesses in the current economy. A bank loan can be had, but it must be fully secured by collateral.

New Information (continued)

- The current Village of Westmont parking fee as it applies to our business would be over \$100K
- A consultant from the entertainment industry we've worked with said "Why Westmont? You could open two places with that level of investment somewhere else?"
- We remain committed to opening the theater in Westmont, but we do need help to make it happen.

Support Needed From Village of Westmont

- Previous: Special use zoning for 25 S. Cass, variance for marquee over sidewalk, liquor license, matching funds for façade improvement & fire/safety upgrades
- New: Waive parking space fee, provide financial support, agree that no amusement taxes will be added to Westmont Theater tickets

Financial Support Needed

- The total amount needed to start up Westmont Theater is \$1,134,200. The landlord is providing \$180K in building renovation assistance. The owners are investing \$316K in the business. This leaves \$638,200 to fund.

Example of Village Support for Private Business: LaGrange Theatre

- The Village of LaGrange provided \$1 million towards the renovation and restoration of the theatre.



Funding Options

- \$638,200 bank loan – secured by \$159,550 from Advantage Illinois program & \$478,650 from Village of Westmont
- \$638,200 loan from Village of Westmont to Westmont Theater – interest at 5%, 10-year loan

Benefits to Westmont

- Add jobs in Westmont (estimated staff size = 35)
- Tax revenue (estimated gross sales of \$1.4 million in year 1)
- Building up area south of the tracks
- Increase in # of visitors to downtown Westmont (estimate of 52,000 in the first year)
- Creation of a destination/anchor venue to help more people discover & spend time/money in Westmont

Risk vs. Reward

- It would be safer for the ownership group to invest less and open the theater in another location. However, we are willing to take on additional risk in order to provide this venue for Westmont.
- It would be safer for the Village of Westmont to decline our request for support. However, that would mean foregoing the benefits listed in the previous slide.
- We believe that if both the ownership group & the Village of Westmont are willing to risk the amounts listed in the previous slides, we can build a theater that will set downtown Westmont up for success for decades to come.

7/24/12

Interior- Muddy's

attachment (3648x2736)

Existing Condition July 2012

